

9/6/11 - Tuesday, September 6, 2011

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of September 6, 2011

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Klinkhammer, FitzGerald, Larson, Kayser, Levandowski, Strobel, Duax, Hibbard

Staff Present: Messrs. Tufte, Reiter, Genskow, Ivory, Ms. Casteen

The meeting was chaired by Mr. Kayser.

1. SITE PLAN (SP-1120) “ Riverfront Terrace Apartments

Kramer Land Design Studio has submitted a site plan for the Riverfront Terrace Apartments located at the southeast corner of Riverfront Terrace and Wisconsin Street. The site plan is consistent with the General Development Plan as approved by the City Council and the CBDP zoning. The buildings will have the same setback as the existing buildings on Wisconsin Street. The site plan shows a 25- and 26-unit apartment buildings linked underground with a parking garage for 50 cars. There are also 15 surface stalls, for a total of 65, which is the required parking after reductions for a bus route location and bicycle racks. Commissioner Strobel had concerns with the design of the structures and their compatibility with the downtown. Mr. Tufte responded that they were compatible with the urban design of this area and consistent with the General Development Plan and similar in mass and height with other buildings in the project.

Stuart Schaefer, Commonweal Development, spoke in support. He described the building as providing market rate rentals with long-lasting materials for the exterior. He noted that the condo market has collapsed in the United States and financing for these types of units is non-existent at the time.

Geoff Moeding, developer of units across the street, explained concerns with street trees to match the larger trees which he planted on the north side. He also had concerns with car exiting the underground space and their lights shining into units. Mr. Kramer and Schafer responded that the design intent was to have the exit match the alleyway on the north side.

Mr. Larson moved to approve the site plan with the conditions listed in the staff letter. Mr. Klinkhammer seconded. Mr. FitzGerald offered an additional condition for the street trees to be similar in size of those on the north side at time of planting. The amendment was accepted and the motion carried. Mr. Strobel voted no.

2. SITE PLAN (SP-1121) “ Boxx Sanitation Transfer Station, Arbor Court

Kramer Land Design Studio has submitted a site plan for a Boxx Sanitation transfer station located at the northwest corner of Mondovi Road and Arbor Court. The site has I-2 zoning, and was a former truck repair business. The existing buildings substantially screen the proposed location on the site. The site plan shows a 10,000 square foot transfer station to the rear of the site with a 14TM to 16TM paved driveway to the new building.

Josh Boxx spoke in support and questioned the need for fire hydrant protection for garbage. Mr. Wayne Peters, 2227 Skeels Avenue, also spoke in support. He described the operation of the transfer station where garbage is compacted and then shipped to other landfills. Wisconsin DNR requires all garbage to be moved within 12 hours.

Mr. Duax moved to approve the site plan with the conditions listed in the staff report. Mr. Hibbard seconded and the motion carried.

3. EXCESS LAND “ Parcel Adjacent to Roosevelt School

Mr. Duax left the meeting.

Ms. Casteen presented a request to declare a triangular piece of property adjacent to Roosevelt School as excess to transfer it to the School District. The site was apparently left out when the original properties were transferred.

Mr. Levandowski moved to recommend approval. Mr. FitzGerald seconded and the motion carried.

4. DISCUSSION

Mr. Duax returned to the meeting.

A. Waterways Plan “ Appointment of Advisory Committee

Mr. Tufte presented a list of boards and commissions and representatives of persons that have accepted an invitation to participate on the Waterways Plan Advisory Committee. He noted that several groups have not appointed anyone yet. The Plan Commission appointed Rick Kayser and Brian Larson as its representatives. The Plan Commission approved the list of persons as presented.

The first meetings of the group are Thursdays at 7 p.m. at RCUTMs Community Room. The dates are September 22, October 13, and October 27.

B. Sign Code Amendments

Mr. Ivory presented proposed ordinance language for an amendment to the Sign Code which would address the need for signing plans for older multiple-tenant commercial buildings as requested by the Plan Commission. It was the consensus of the Commission for the staff to return with revised language before a public hearing is scheduled.

Mr. Ivory presented for discussion the possibility of allowing flexibility in the ordinance for roof signs or those which extend beyond the roof line. The Commission directed staff to proceed and collect information on possible ordinance amendments.

5. MINUTES

The minutes of the meeting of August 15, 2011, were approved.

Thomas Pearson
Secretary